

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

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NEW



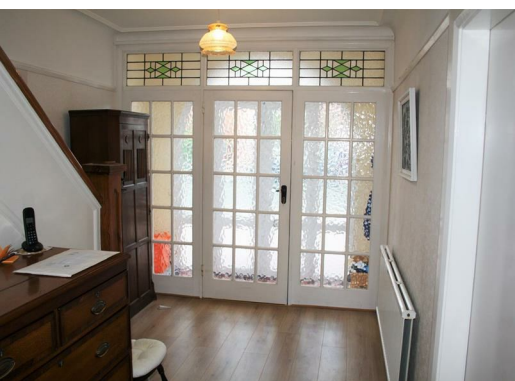
29 Highfield Park. Rhyl. Denbighshire LL18 3NH

An opportunity to acquire a spacious semi detached family home in a popular and sought after residential area to the east of the town centre.

The accommodation briefly comprises a glazed Entrance Porch leading into a spacious and bright Entrance Hall with stained glass, spacious Lounge and a good sized Living/Dining Room with French doors giving aspect and access to the rear garden. Modern Fitted Kitchen with a range of integrated appliances and separate Breakfast Room.

To the exterior the front garden is laid out with ornamental block paviors. To the rear is a Yorkshire style stone flagged patio area and pathways with steps down leading to the rear garden having ornamental block paviors with stocked borders with double gate access to the rear which provides parking for several vehicles. Useful block built Tool Store. Outside cold water tap.

The property also benefits from white uPVC double glazing and gas fired central heating



Offers Around £240,000

29 Highfield Park, Rhyl, Denbighshire, LL18 3NH

White uPVC double glazed double doors giving access to

Enclosed Porch

With quarry tiled floor and glazed door and windows to

Spacious Entrance Hall

Radiator, laminate flooring, coved ceiling and picture rails.

Cloakroom Off

With wash hand basin, push button low flush WC, vinyl floor covering and white uPVC double glazed window.

Lounge

12'2 x 17'4(into bay window) (3.71m x 5.28m(into bay window))

With white uPVC double glazed windows, feature fire surround with marble hearth and living flame gas fire fitted. Radiator, power points, coved ceiling with picture rails and laminate flooring.

Living/Dining Area

26'4 x 12'(maximum measurements) (8.03m x 3.66m(maximum measurements))

Laminate flooring, coved ceiling with picture rails. Radiator, Dimplex living flame electric wall heater fitted with attractive cupboards and oak shelving. Laminate flooring and white uPVC double glazed double French doors and windows giving aspect and access to the rear garden.

Breakfast Room

11' x 10'8 (3.35m x 3.25m)

White uPVC double glazed windows, laminate flooring, power points and wall mounted electric fire fitted. Enclosed in a cupboard is the Worcester gas fired central heating boiler.

Kitchen

11' x 9' (3.35m x 2.74m)

Range of contemporary base units and matching wall cupboards complimented by straight edge work surfaces with tiled splash backs. Porcelain sink unit with tower mixer taps. Bosch electric ceramic hob with extractor chimney over and matching fan assisted electric oven below. Plumbing for automatic washing machine, power points, radiator, matching laminate flooring and two white uPVC double glazed windows and a composite double glazed rear door.

FIRST FLOOR LANDING

Carpet and white uPVC double glazed window. Power points, loft access and coved ceiling with picture rail.

Bedroom 1

12'2 x 17'10(into bay window) (3.71m x 5.44m(into bay window))

White uPVC double glazed units, power points, carpet, telephone point and coved ceiling with picture rail. Built in wardrobes with cupboards above either side of the chimney breasting.



Bedroom 2

11'10" x 14'8" (3.61m x 4.47m)

Power points, carpet, radiator and built in range of wardrobes with cupboards above either side of the chimney breasting and white uPVC double glazed window.

Bedroom 3

9' x 10'6" (2.74m x 3.20m)

Radiator, power points, carpet and coved ceiling with picture rails. White uPVC double glazed window.

Bedroom 4

11' x 10'2" (3.35m x 3.10m)

Radiator, power points, carpet and white uPVC double glazed window.

Bathroom

Comprising of a three piece white suite of panelled bath having shower control unit, raised shower and separate shower with curtain and rail. Push button low flush WC, wash hand basin in vanity unit. Vinyl floor covering, ladder style radiator and built in range of cupboards also housing the hot water cylinder. Two white uPVC double glazed windows.

Exterior

The front garden is laid out with ornamental block paviors. To the rear is a Yorkshire style stone flagged patio area and pathways with steps down leading to the rear garden having ornamental block paviors with stocked borders with double gate access to the rear. Useful block built Tool Store. Outside cold water tap.

Garage

Set in a block of four and having a metal up and over door.

Directions

From the Agents Office proceed along Russell Road taking the seventh turning on the right hand side into Bryntirion Drive taking a right into Highfield Park and Number 29 will be found on the left hand side.

Agents Notes

Please Read Carefully

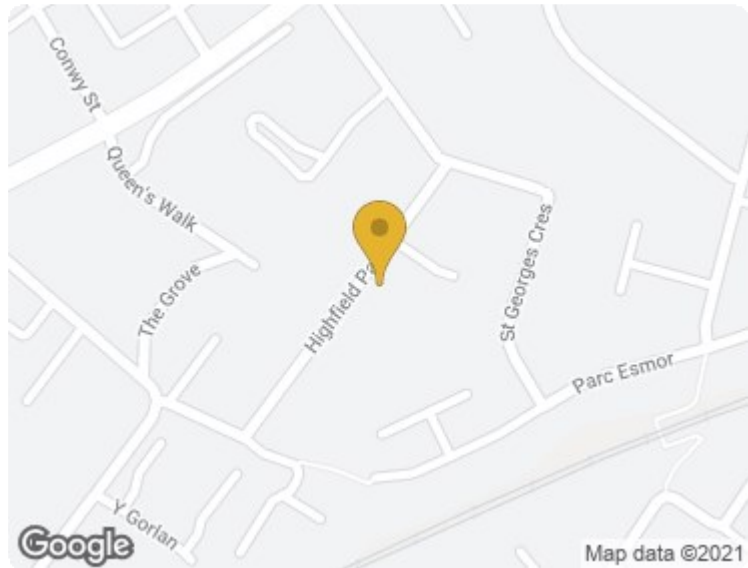
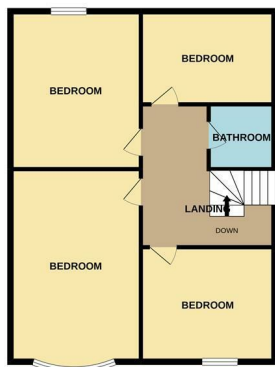
1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 9th November 2020
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all plans, including rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with MapInfo 2020.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Regulated by RICS
David K. Jones BSc(Hons) FRICS Registered Valuer
Nicholas Redfean

